

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2016 Legislative Session

Bill No. CB-72-2016

Chapter No. 64

Proposed and Presented by Council Member Turner

Introduced by Council Members Turner, Davis and Franklin

Co-Sponsors _____

Date of Introduction October 4, 2016

SUBDIVISION BILL

1 AN ACT concerning

2 Preliminary Plans – Exemptions

3 For the purpose of providing a limited exemption from the preliminary plan of subdivision
4 requirement for conversion of condominium townhouse dwelling units to record lot townhouse
5 dwelling units, under certain circumstances.

6 BY repealing and reenacting with amendments:

7 SUBTITLE 24, SUBDIVISIONS.

8 Section 24-108(a),

9 The Prince George’s County Code

10 (2015 Edition).

11 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
12 Maryland, that Section 24-108(a) of the Prince George’s County Code be and same is hereby
13 repealed and reenacted with the following amendments:

14 **SUBTITLE 24. SUBDIVISIONS.**

15 **DIVISION 1. GENERAL PROVISIONS.**

16 **SUBDIVISION 2. GENERAL REQUIREMENTS.**

17 **Sec. 24-108. Preliminary plan exemptions.**

18 (a) A final plat may be filed with the Planning Director and treated as a minor subdivision
19 for which no preliminary plan is required in the following instances:

20 * * * * *

1 (6) The conversion of condominium townhouse dwelling units in general, and two-
2 family dwelling units in the R-R Zone only, to individual record lots provided:

3 * * * * *

4 (B) The condominium townhouse dwelling units in general, or two-family
5 dwelling units in the R-R Zone only, may be converted to individual townhouse record lots if
6 shown or described on a Detailed Site Plan, Specific Design Plan, Special Exception approved
7 prior to September 1, 2012 or a Conceptual Site Plan approved pursuant to Section 27-548.01.02
8 for a Waterfront Entertainment/ Retail Complex , or if they were created as part of a Mixed-Use
9 Planned Community pursuant to Section 27-548(h) of this Code; or if shown or described in an
10 approved Preliminary Plan of Subdivision containing properties that are collectively located in
11 both the L-A-C Zone and R-M Zone, with acreage exceeding 250 acres in area, and bisected by a
12 street with a functional transportation classification of ‘Arterial’ within the applicable Master
13 Plan.

14 * * * * *

15 (8) The conversion of condominium single family detached, single family attached or
16 multifamily dwelling units within a retirement community in the M-X-T Zone to unrestricted
17 individual record lots, provided that the condominium dwelling units are shown on a Preliminary
18 Plan of Subdivision, Conceptual Site Plan, or Detailed Site Plan approved prior to April 30,
19 2006.

20 (A) The number of residential lots created pursuant to this exemption shall not
21 exceed the number of dwelling units approved on the Preliminary Plan of Subdivision,
22 Conceptual Site Plan or Detailed Site Plan or, in the alternative, the number of dwelling units
23 authorized by an AM and PM trip cap established as part of the approval of the Preliminary Plan
24 of Subdivision.

25 (B) Lots and parcels created pursuant to the exemption shall not be subject to the
26 lot standards set forth in Section 24-124(a)(4) of the Code regarding lot depth and the restrictions
27 contained in Section 24-128(a) regarding private roads and easements except that appropriate
28 documentation securing access will be required.

29 (C) Prior to the approval of a final plat, a revision to the Detailed Site Plan shall
30 be reviewed and approved by the Planning Director in accordance with Subtitle 27 of this Code
31 to reflect the individual lots and dwelling types which are not restricted to the dwelling types

1 approved on the Detailed Site Plan, Conceptual Site Plan, or Preliminary Plan of Subdivision.
2 Other revisions to the Detailed Site Plan may include changes to the type and amount of
3 recreational features, and deletion of gated security features.

4 (D) If residential townhouses are included, the number and percentage of
5 townhouses shall be that which is approved on the revised Detailed Site Plan.

6 (E) The conversion shall not generate more traffic than the number of peak-hour
7 trips approved on the Preliminary Plan of Subdivision.

8 * * * * *

9 SECTION 2. BE IT FURTHER ENACTED that this Act shall take effect thirty (30)
10 calendar days after it becomes law.

Adopted this 15th day of November, 2016.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Derrick Leon Davis
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Rushern L. Baker, III
County Executive

KEY:
Underscoring indicates language added to existing law.
[Brackets] indicate language deleted from existing law.
Asterisks *** indicate intervening existing Code provisions that remain unchanged.